

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	101
Owner 1:	PECK ELIZABETH/ TRUSTEE		
Owner 2:	1-101 SCHOOL STREET REALTY TR		
Owner 3:			
Street 1:	1 SCHOOL ST UNIT 101		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	PECK ELIZABETH A -		
Owner 2:	-		
Street 1:	1 SCHOOL ST UNIT 101		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1078 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Condominium

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

455,400 /

455,400

455,400 /

455,400

455,400 /

455,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	455,400			455,400		137104
							GIS Ref
							GIS Ref
Total Card	0.000	455,400			455,400	Entered Lot Size	
Total Parcel	0.000	455,400			455,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		422.45	/Parcel: 422.45	Land Unit Type:	Insp Date
							11/00/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	102	FV	455,400	0	.		455,400		Year end	12/23/2021	PRINT		
2021	102	FV	448,900	0	.		448,900		Year End Roll	12/10/2020		Date	Time
2020	102	FV	436,000	0	.		436,000	436,000	Year End Roll	12/18/2019		12/30/21	10:03:34
2019	102	FV	397,400	0	.		397,400	397,400	Year End Roll	1/3/2019	LAST REV		
2018	102	FV	327,800	0	.		327,800	327,800	Year End Roll	12/20/2017		Date	Time
2017	102	FV	304,600	0	.		304,600	304,600	Year End Roll	1/3/2017			
2016	102	FV	386,600	0	.		386,600	386,600	Year End	1/4/2016			
2015	102	FV	311,700	0	.		311,700	311,700	Year End Roll	12/11/2014		mcmakin	

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
2/4/2020	SQ Returned	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
9/23/2019	Mail Update	MM	Mary M
11/9/2017	Measured	DGM	D Mann
5/5/2014	Info Fm Prmt	PC	PHIL C
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	2	- Slate	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1925	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G15	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	G - Ground Floor
% Own:	2.051000118
Name:	28 - 6043

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM	s: 3			BR	s: 1		Bath	s: 1		HB

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	3	- Electric	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	24.0 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	24.5 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.05658627
Const Adj.:	1.04786849
Adj \$ / SQ:	359.828
Other Features:	33877
Grade Factor:	1.10
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603134
Depreciation:	147768
Depreciated Total:	455366

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	514.55	
Special Features:	0	Val/Su Net:	422.45	
Final Total:	455400	Val/Su SzAd	422.45	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,078	359.830	387,891	
Net Sketched Area:		1,078	Total:	387,891	
Size Ad	1078	Gross Area	1078	FinArea	1078

SUB AREA DETAIL

[illegible]

IMAGE

